

City of Springboro
320 West Central Avenue, Springboro, Ohio 45066

Planning Commission Work Session
Wednesday, May 11, 2011, 6:00 p.m.

I. Call to Order

Chairperson Marie Belpulsi called the Springboro Planning Commission Work Session to order at the Springboro Municipal Building, Council Chambers, 320 West Central Avenue, Springboro, Ohio

Present: Marie Belpulsi, Chairperson, Janie Ridd, Barb Gibson, Hans Landefeld, Becky Hartle
Absent: David Vomacka, Chris Papakirk

Staff: Dan Boron, Planning Consultant; Lois Boytim, Planning Commission Secretary

II. Agenda Items

A. Town Center Overlay District Review/Site Plan Review, 60 North Main Street, expansion and renovation of Grismer Auto Service Center

Background Information

This agenda item is based on an application filed by Associates Tire & Service, Inc., property and business owner, seeking approval to expand and renovate the existing Grismer Auto Service Center located at 60 North Main Street. The property owner proposes to re clad the three most visible elevations on the existing (approximately) 5,800 square foot building—the west elevation facing North Main Street (SR 741), the south elevation which is exposed to northbound traffic on North Main Street and the east elevation that is visible to residential development to the east—and construct an addition on the front and rear of the building, reorganize the internal layout of the building, expand the on-site parking and make other site improvements to the property.

The subject property is located in the B-3, Central Business District; the use is permitted in the B-3 District. The subject property is also located in the Town Center Overlay District. As such a finding of substantial compliance from both the Architectural Review Board and Planning Commission are required; review by the Architectural Review Board (ARB) is scheduled to take place on Monday, May 9th.

Staff Comments

1. This agenda item is scheduled to be reviewed by the ARB meeting on Monday, May 9th. City staff will report on the ARB meeting's proceedings at the May 11th Planning Commission Work Session.
2. Signage to be reviewed by Dan Fitzpatrick, Zoning Inspector, who is reachable at (937) 748-6845 or danf@cityofspringboro.com.
3. Please submit lighting plan consistent with the provisions of Section 1271.02, Exterior Lighting, of the Planning and Zoning Code as well as the Town Center Overlay District provisions,

following the May 9th ARB and May 11th Planning Commission reviews of the preliminary site plan.

4. Please provide details of proposed dumpster and old tire storage screening/enclosure. See page 6 of Town Center Overlay District Design Guidelines for more information.
5. Landscaping plan to identify number, size and species proposed for screening areas for the site to be submitted following May 9th ARB and May 11th Planning Commission reviews of the preliminary site plan.
6. For final review please provide a graphic or some other relative scale on plans and drawings. Also please label elevations as north, east, etc. for clarification purposes.
7. Please indicate on site plan location of proposed addition relative to front property line.
8. EIFS proposed for the south elevation needs to be raised to 6-7 feet in height.
9. Clearcreek Fire District has no comments.

Discussion

Ron Leach of Bechtel Associates Architects, John Marshall of Associates Tire & Service, Matt McCormick and Mike Sams of Grismer Auto Service Center were in attendance to answer questions of Planning Commission.

Mr. Marshall explained that Associates Tire is doing business as Grismer Auto Service Center.

Ms. Belpulsi asked whether they had any questions about the staff comments.

Mr. Leach commented that the signage, landscaping and lighting plan would be looked at later. He stated that he does not have any issues with the staff comments.

Mr. Leach reviewed the plans for the Planning Commission. They will be adding screening to the dumpster area on the east. The building will be brick above with EIFS in the middle section and stone below. It was mentioned in the ARB meeting that they may be making the roof and awning red to match the other Grismer stores. They may add another bay, moving the building back another twelve feet and making nine overhead doors. They will be eliminating the brick on the back storage area and make it EIFS.

Ms. Ridd asked whether that was a request of ARB.

Mr. Leach answered that no one would ever see it; it is shielded by the trees and the fence by the dumpster area.

Ms. Ridd asked why the roof would be red.

Mr. Marshall answered that it was a color chosen by Grismer in addition to the fact that is also used in the IGA plaza.

Mr. Leach commented that the only other issue is the stone at the bottom, provisions call for it to be a minimum of six to seven feet high; it is shown at four feet. They felt that the proportions worked better and ARB agreed.

Mr. Boron commented that at a meeting earlier in the evening, the Architectural Review Board made a finding of substantial compliance with all of the staff comments except roof and darker paneling on the doors.

Mr. Leach commented that the existing doors are silver; the new ones would be dark bronze.

Mr. Boron commented that a change would be made to the rear of the building to make it all EIFS and ARB agreed with the applicant about the level of the stone and the EIFS as presented.

Ms. Belpulsi asked for comments or questions of Planning Commission.

Ms. Ridd commented that if the building is in the Town Center Overlay then it must comply with the regulations. Planning Commission required another business to change their plans.

Ms. Gibson stated that the other business was not sure that it would be proportional but it looks great.

Mr. Landefeld commented that on the front there is no issue with the brick.

Ms. Gibson agreed and commented that the problem is that the EIFS isn't supposed to come that low and the reason being damage and the chance that it can be compromised.

Ms. Belpulsi agreed and stated that they should not move away from regulations that have been approved and set a precedent.

Ms. Ridd asked whether they could approve it.

Mr. Boron answered that they can; it is a design standard. There has been middle ground found in other cases; in the case of existing buildings that have been adapting to the standard, it could be grandfathered in.

Mr. Leach commented that seven feet is the height of the door but they could raise it to six feet.

Mr. Boron suggested that they look at the Taco Bell building on West Central Avenue. Taco Bell had the same issue and raised the stone to six feet to comply.

Mr. Landefeld asked whether parking was an issue; they have added quite a few parking spaces.

Mr. Sams stated that there are days that they are challenged.

Mr. Boron suggested that the applicant apply for a footer foundation should they want to begin construction. The applicant can apply for formal approval at the June 29th Planning Commission meeting with a submission deadline of June 10th. The lighting, signage and landscape plans should be submitted at that time.

III. Guest Comments

There were no Guest Comments.

IV. Planning Commission and Staff Comments

There were no Planning Commission and Staff Comments.

V. Adjournment

Ms. Belpulsi adjourned the Wednesday, May 11, 2011 Planning Commission Work Session at 6:33 P.M.

Marie Belpulsi, Planning Commission Chairperson

Dan Boron, Planning Consultant

Lois Boytim, Planning Commission Secretary